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# Sussex County

## Planning & Zoning Commission

### AGENDA

January 28, 2016

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – January 14, 2016

#### Old Business

##### C/Z #1790 Carillon Square Apartments, LLC

**MJ**

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to an AR-1 (Agricultural Residential District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 8.66 acres, more or less. The property is located 520 ft. west of John J. Williams Hwy. (Rt. 24) and 1,200 ft. south of Indian Mission Rd. (Rt. 5). (911 Address: None Available) Tax Map I.D. 234-23.00-269.13 (Part of) and 269.15 (Part of)

##### C/Z #1791 Carillon Square Apartments, LLC

**MJ**

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) and a C-1 (General Commercial District) to a HR-1 (High Density Residential District) for a certain parcel of land lying and being in Indian Hundred, Sussex County, containing 17.19 acres, more or less. The property is located southwest of Indian Mission Rd. (Rt. 5) and 500 ft. west of John J. Williams Hwy. (Rt. 24). (911 Address: None Available). Tax Map I.D. 234-23.00-260.00 & 269.18 (Part of)

#### Public Hearings

##### C/Z #1792 Ray C. & Candice E. Sammons

**RW**

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to an AR-1 (Agricultural Residential District) for a certain parcel of land lying and being in Seaford Hundred, Sussex County containing 20,833 square feet, more or less. The property is located at the southwest corner of Oak Grove Rd. (Rd. 549B) and N. Oak Grove Rd. (Rd. 549) (911 Address: 2568 Oak Grove Rd., Seaford) Tax Map I.D. 531-8.00-26.01



**C/U #2040 Sposato Imports**

**IGB**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an expansion of Conditional Use No. 1474 (landscaping business) to utilize a warehouse for the storage of wine to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.109 acres, more or less.** The property is located east of Hudson Rd. (Rd. 258) and 1,720 feet south of Eagles Crest Rd. (Rd. 264). (911 Address: 16181 Hudson Rd., Milton). Tax Map I.D. 235-22.00-21.01

**C/U #2041 Scott Randall Witzke**

**MR**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a retail auto sales to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 10.0 acres, more or less.** The property is located north of Delmar Rd. (Rt. 54) 0.5 mile west of Horsey Church Rd. (Rd. 510). (911 Address: 8137 Delmar Rd., Delmar). Tax Map I.D. 532-19.00-7.00

**C/U #2042 Beachfire Brewing Company, LLC**

**MJ**

**An Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for a microbrewery to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5,000 square feet, more or less.** The property is located at the southeast corner of Central Ave. and Johnston St. (911 Address: 19841 Central Ave., Rehoboth Beach). Tax Map I.D. 334-13.20-24.00

**Other Business**

**2015-5 C. Elmer & Edith Marine**

**RW**

Final Subdivision

**Harris Teeter at Americana Bayside**

**RS**

Revised Site Plan

**Herbert Properties, LLC on Donovan Rd.**

**MJ**

Preliminary Site Plan

**Cellco Partnership – Lands of Martin off E. Trap Pond Rd.**

**MR**

Preliminary Site Plan

**Lands of Poe on Epworth Church Rd.**

**RW**

Minor subdivision off 50ft. private rd.

**Lands of Derrickson on Lisa Ave.**

**RS**

Minor subdivision off 50 ft. private rd.

**Lands of Conaway off Wilson Rd.**

**MJ**

Minor subdivision off 50 ft. private rd.

**Benson Subdivision**

IGB

Request to waive TAC requirement for a major subdivision

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 20, 2016, at 8:32 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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